

DEVELOPMENT STANDARDS FOR R-60 ZONE

ZONE	R-60 Residential, one-family, detached.
AREA REQUIREMENT	Minimum lot size 6,000 sq. ft.
MAXIMUM COVERAGE	35% including accessory buildings.
MINIMUM FRONT YARD SETBACK	25 ft. or established building line, whichever is greater. ^{1,2}
MINIMUM SIDE YARD SETBACK	Total 18 ft.; one side 8 ft. ¹ Lot recorded before 12/31/53, 7 ft. each side. ^{1,6} Lot recorded between 10/28/30-9/30/41 if lot width is 40 ft. but less than 50 ft., 5 ft. each side. ¹ Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side. ^{1,3}
MINIMUM REAR YARD SETBACK	20 ft. ¹
MINIMUM LOT FRONTAGE	60 ft. at front building line. 25 ft. at street line.
MAXIMUM BUILDING HEIGHT	Not to exceed 2 ½ stories, and 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof. 3 stories or 40 feet with Planning Board approval.
ACCESSORY BUILDINGS	Rear yard only. Occupy maximum 25% of rear yard. 60 ft. from front lot line. ¹ 5 ft. from side lot line. ^{1,4,5} 5 ft. from rear lot line. ^{1,4,5} 2 stories or 25 ft. maximum height.
REMARKS	¹ For corner lots see Code Interpretation Policy ZP 0404-3. ² See Code Interpretation Policy ZP0404-2 (Established Building Line). ³ See Code Interpretation Policy ZP 0404-1(Pre 1928 Lots). ⁴ Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24', side and rear setback is increased 1 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24'. ⁵ Additional setback required if bldg. ht. is greater than 15 ft., side & rear setback is increased 1 ft. of additional setback for each foot of height over 15 ft. ⁶ This setback for new houses on lots which do not conform to lot width standards of the zone and all additions.